



18 Rome House, Eboracum Way, York, YO31 7ST

Guide Price £175,000

**Churchills**

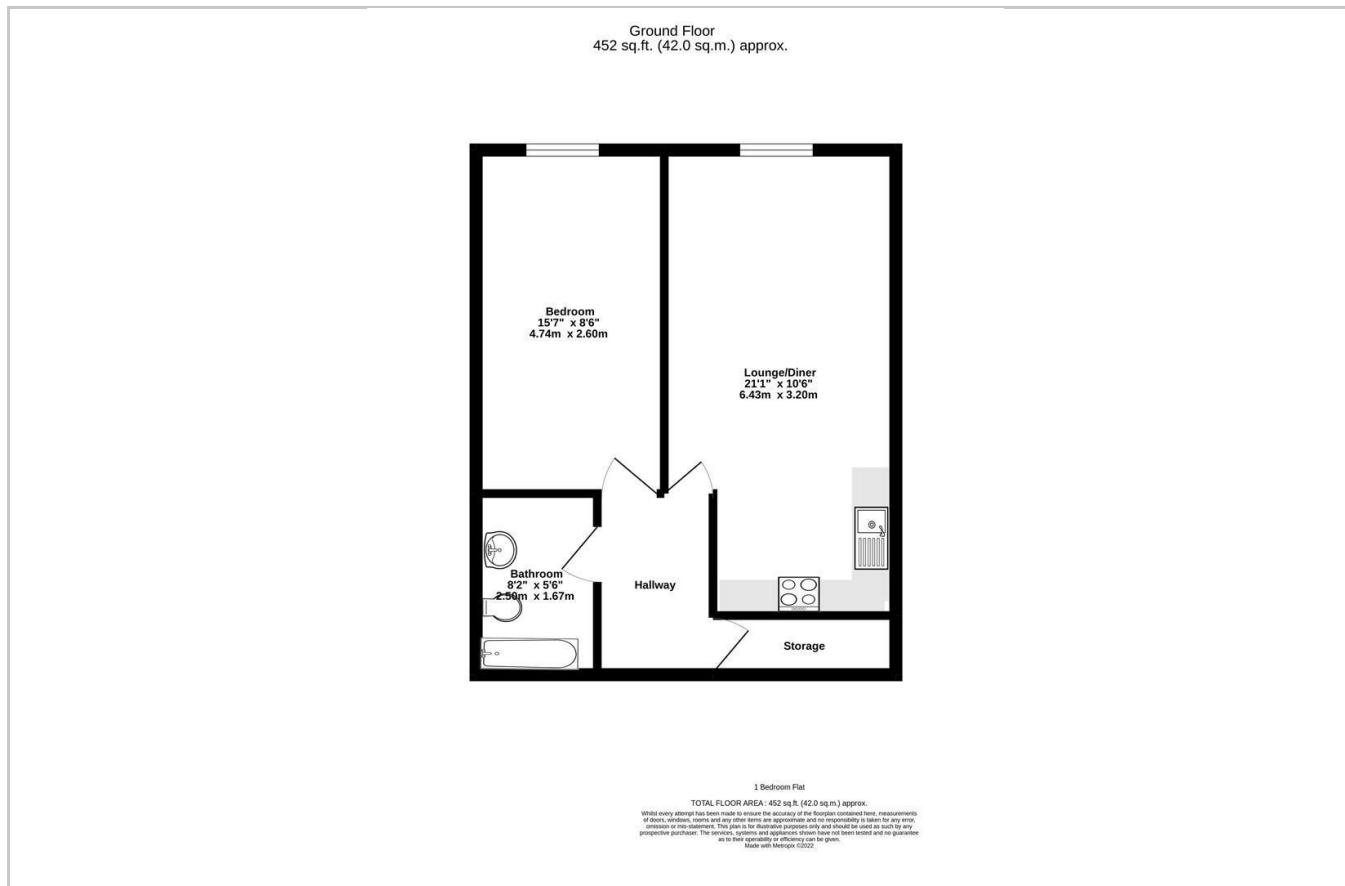
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- One Bedroom Apartment
- Open plan living and kitchen area
- EPC Rating C
- Unfurnished
- Close to City Centre
- Allocated parking

## THE PROPERTY

NO ONWARD CHAIN! A modern second floor apartment with parking, forming part of this central and convenient riverside development close to York's historic city centre, nearby shops, supermarkets and amenities. Suited for both investors and residential buyers this sizeable property is accessed via a secure communal hallway and comprises entrance hall, 22' living kitchen, large double bedroom and a three piece bathroom. The apartment looks over the communal gardens and the River Foss towards the city and has secure storage and designated parking. An accompanied viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



## ACCOMMODATION

### Entrance Hallway

### Lounge/Diner

21'1" x 10'6"

### Bedroom

15'7" x 8'6"

### Bathroom